



Memo No.RERA/2023/ 04-08

Date: 20/01/23

Provisional Registration Letter
Regularised Un-Authorized Colony

To

1. Sh. Abhishek Kansal S/o Sh. Parshotam Dass Gupta
 2. Sh. Gaurav Kansal S/o Sh. Parshotam Dass Gupta
 3. Sh. Naman Kansal W/o Sh. Abhishek Kansal
 4. Smt. Sunita Gupta W/o Sh. Parshotam Dass Gupta
 5. Sh. Parshotam Dass Gupta S/o Sh. Amar Chand
- } R/o House No. 199
Sector-18 A
Chandigarh-160017

Sub: Registration of Real Estate Project-“ KBP Smart City”.

This is to inform you that this Authority has accepted your application for registration of Real Estate Project, with details as follows:-

Project Name : KBP Smart City
Location : H.B. No. 379, Village Padijala, H.B. No. 97
Village Lakhnaur, Tehsil Kharar,
District SAS Nagar(Mohali), Punjab-
140103
Type of Project : Residential and Commercial (Plotted)
Total Area : 38106.9144 Sq. Mtrs.
Residential Plots : 241 Plots
Commercial Plots : 037 Plots
Total Plots : 278 Plots
Registration No. : PBRERA-SAS80-PR0834
Valid Upto : 18-Jul-2023

The registration certificate of the project will be issued to you subsequently, in accordance with the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules made there under by the Govt. of Punjab. You shall also be liable to pay the deficient registration fee, if any GST or any other taxes, as applicable, levied by Government of India/State Government in this regard, within 30 days from the issue of demand notice by this office, regarding the same.

Your attention is also drawn to Chapter III (Section-11 to 18) of The Real Estate (Regulation and Development) Act, 2016 in which the functions of a Promoter have been prescribed. You are required to comply with these.

Note 1: As per affidavit cum declaration given in Form 'B', the date of completion of project is 30-Jun-2027, however, the Authority has decided to grant provisional registration to project till the validity of provisional regularization certificate i.e. upto 18-Jul-2023, as and when the promoter receives final regularization certificate, the final approval of registration will be granted with the validity of registration of project upto 30-Jun-2027. In case the final regularization certificate is not obtained within the stipulated time, the Authority shall have the right to take action under Section 7 of the Real Estate(Regulations & Development) Act, 2016.

Note 2:- The promoter is directed to comply with all the terms and conditions laid down in the provisional regularization certificate of an unauthoroized colony issued vide No. ADC(UD)SAS Nagar-2022/2848 dated 19.07.2022 by Additional Deputy Commissioner(Urban Development), SAS Nagar.



Note 3: The promoter is directed to comply with all the statutory provisions contained in the RERA Act/Rules, in respect of development of this project and all the statutory provisions contained in the approvals of project imposed by the respective competent Authorities.

[Signature]
Secretary

Real Estate Regulatory Authority,

[Signature]
Punjab

CC: M(F&A) for N/A

[Faint, mostly illegible text from a registration certificate or form, including fields like Project Name, Location, Type of Project, Total Area, Residential Plots, Commercial Plots, Total Plots, Registration No., and Valid Upto.]